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Sheen's
The *Action* Agents



Victoria Gardens, Hadleigh Road
Frinton-on-Sea, CO13 9FA

Located just off Connaught Avenue in the heart of Frinton-on-Sea, Sheen's Estate Agents are delighted to offer for sale this BEAUTIFUL MCCARTHY & STONE SECOND FLOOR APARTMENT. This beautifully presented property features a large lounge diner with French doors to the Juliette balcony, modern kitchen with high end integrated appliances, master bedroom with en-suite shower room, walk in wardrobe, second double bedroom, large utility cupboard, modern shower room and underfloor heating. VICTORIA GARDENS is an exclusive retirement apartment complex constructed in 2016 and set in beautiful established gardens with an attractive residents club lounge, sun terrace, lift to all floors, video door entry system, 24 hour emergency call system and allocated parking. The beach, shops, restaurants and rail services are all within easy reach. It is in the valuers opinion that an early viewing is highly recommended to fully appreciate the accommodation on offer.

- Over 60's Retirement Apartment
- Second Floor
- Two Double Bedrooms
- En-Suite Shower Room
- Electric Underfloor Heating
- Allocated Parking
- Juliette Balcony
- House Manager On Site Mon-Fri 9am till 12pm
- EPC Rating - B
- Council Tax Band - E







Price £240,000 Leasehold

Communal Entrance

Sealed unit double glazed automatic sliding doors to entrance hall leading to communal lounge & kitchen. Security video entry phone system. Doors leading to Ground Floor Apartments. Lift access to all floors.





Communal Kitchen & Lounge

Sealed unit double glazed windows and doors to rear with views over the garden. Spotlights. Wall mounted TV. Feature fireplace with surround and hearth. Kitchenette with a range of under and over counter units. Work surfaces. Inset single bowl sink and drainer. Breakfast bar.







Hallway

Large built in airing cupboard housing hot water cylinder and washer/dryer. Telecom system. Spotlights. Fitted carpet with underfloor heating. Doors to:



Shower Room

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Wall mounted electric towel rail.



Bedroom One

21'6" x 9'11"

Fitted wardrobes with sliding doors. Fitted carpet with underfloor heating. Sealed unit double glazed window to front which is south easterly facing benefitting from the sun all day. Door to:





En-Suite

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Walk in shower with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Wall mounted electric towel rail.



Bedroom Two

15'9" x 9'11"

Loft access. Fitted carpet with underfloor heating. Sealed unit double glazed window to front which is south easterly facing benefitting from the sun all day .



Lounge/Diner

18'3" x 15'3"

Freestanding electric fireplace. Spotlights. Fitted carpet with underfloor heating. Sealed unit double glazed window to front which is south easterly facing benefitting from the sun all day. Sealed unit double glazed 'French' style doors leading to side leading to Juliet balcony. Open access to:







Kitchen

18'3" x 15'3"

Fitted with a range of matching fronted units. Square edge worksurfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring Neff electric hob with stainless steel splashback and extractor hood above. Built in eye level Neff electric oven. Built in eye level Neff microwave. Tiled flooring with underfloor heating. Integrated fridge/freezer. Integrated dishwasher. Under cupboard lighting. Spotlights.





Outside - Front



Oustside - Rear

Allocated parking space. Communal gardens.







Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 990
Annual ground rent amount (£):£495.00
Ground rent review period (year/month):
Annual service charge amount (£):£5,857.60
Service charge review period (year/month):

Council Tax Band: E - £2831.38
Any Additional Property Charges:

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: There is filtered ventilation in each habitable room

DH 0625

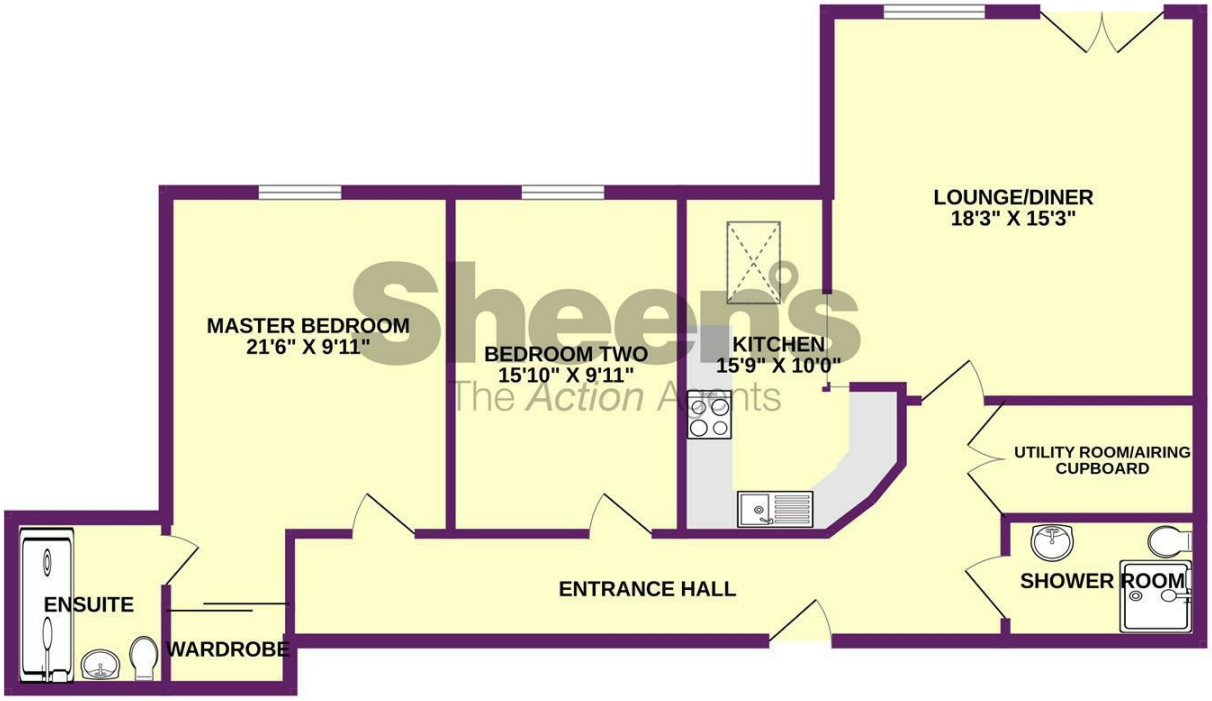
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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